

NOTICE OF EXEMPTION

FROM: City of Fresno Planning and Development Department
2600 Fresno Street
Fresno, California 93721-3604

TO: X Fresno County Clerk
2220 Tulare Street – First Floor Lobby
Fresno, California 93721

_____ Office of Planning & Research
P.O. Box 3044, Room 212
Sacramento, California 95812-3044

Project Title: Environmental Assessment No. P22-01298

Project Location: 6750 North Fresno Street; Located on the south side of Herndon Avenue between North Fresno Street and North First Street in Fresno, California. (APN: 408-070-48)

Project Location – city: City of Fresno **Project Location- county:** County of Fresno

Description of Nature, Purpose and Beneficiaries of Project: Development Permit Application No. P22-01298 was filed by Robin Kashani of Tristar Realty Group, LLC and pertains to 3.30 acres located at 6750 North Fresno Street. The applicant proposes to construct a new ±50,000 square foot two floor, multi-tenant medical office building and parking lot with 77 standard parking stalls, 131 compact parking stalls and 14 electric vehicle charging station stalls on a vacant lot. In addition, the project consists of on and off-site improvements to be provided including landscaping and trees, one trash enclosure, two drive approaches, and curbs, gutters, and sidewalks.

Name of Public Agency Approving Project: City of Fresno

Name of Person or Agency Carrying Out Project: Robin Kashani of Tristar Realty Group, LLC
17027 Ventura Boulevard, Second Floor
Encino CA, 91316

Exempt Status: (check one)

- Ministerial - PRC § 21080(b)(1); CEQA Guidelines §15268
- Declared Emergency - PRC § 21080(b)(3); CEQA Guidelines §15269(a)
- Emergency Project - PRC § 21080(b)(4); CEQA Guidelines §15269(b) and (c)
- Categorical Exemption – CEQA Guidelines §15332/Class 32**
- Statutory Exemption – PRC § _____

Reasons why project is exempt:

This project is exempt under Section 15332/Class 32 of the California Environmental Quality

Act (CEQA) Guidelines as follows:

Under Section 15332/Class 32, the proposed project is exempt from CEQA requirements when the project is characterized as in-fill development meeting the following conditions:

a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

By current standards, the subject site is identified as “in-fill” within an urban setting. This project is located on a site within the City limits and is consistent with the Fresno General Plan designation, policies, and zoning. The existing O/EA/cz (*Office/Expressway Area/conditions of zoning*) zone districts are consistent with the Employment – Office planned land use designations approved for this site by the Fresno General Plan, Hoover Community Plan, and the Fresno Yosemite International Airport Land Use Compatibility Plan.

b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

The subject property is located on a site of approximately ±3.30 acres, which is less than the five-acre maximum, and is surrounded by other urban uses.

c) The project has no value as habitat for endangered, rare or threatened species

The project site contains previously disturbed land and surrounding developments consists of a general retail, food services, and multi-family residential; therefore, the site has no value as habitat for endangered, rare, or threatened species.

d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

Traffic

Senate Bill (SB) 743 requires that relevant CEQA analysis of transportation impacts be conducted using a metric known as vehicle miles traveled (VMT) instead of Level of Service (LOS). VMT measures how much actual auto travel (additional miles driven) a proposed project would create on California roads. If the project adds excessive car travel onto our roads, the project may cause a significant transportation impact.

The State CEQA Guidelines were amended to implement SB 743, by adding Section 15064.3. Among its provisions, Section 15064.3 confirms that, except with respect to transportation projects, a project’s effect on automobile delay shall not constitute a significant environmental impact. Therefore, LOS measures of impacts on traffic facilities is no longer a relevant CEQA criteria for transportation impacts.

CEQA Guidelines Section 15064.3(b)(4) states that “[a] lead agency has discretion to evaluate a project’s vehicle miles traveled, including whether to express the change in absolute terms, per

capita, per household or in any other measure. A lead agency may use models to estimate a project's vehicle miles traveled, and may revise those estimates to reflect professional judgment based on substantial evidence. Any assumptions used to estimate vehicle miles traveled and any revision to model outputs should be documented and explained in the environmental document prepared for the project. The standard of adequacy in Section 15151 shall apply to the analysis described in this section.”

On June 25, 2020, the City of Fresno adopted CEQA Guidelines for Vehicle Miles Traveled Thresholds, dated June 25, 2020, pursuant to Senate Bill 743 to be effective of July 1, 2020. The thresholds described therein are referred to herein as the City of Fresno VMT Thresholds. The City of Fresno VMT Thresholds document was prepared and adopted consistent with the requirements of CEQA Guidelines Sections 15064.3 and 15064.7. The December 2018 Technical Advisory on Evaluating Transportation Impacts in CEQA (Technical Advisory) published by the Governor's Office of Planning and Research (OPR), was utilized as a reference and guidance document in the preparation of the Fresno VMT Thresholds.

The City of Fresno VMT Thresholds adopted a screening standard and criteria that can be used to screen out qualified projects that meet the adopted criteria from needing to prepare a detailed VMT analysis.

The City of Fresno VMT Thresholds Section 3.0 regarding Project Screening discusses a variety of projects that may be screened out of a VMT analysis including specific development and transportation projects. For development projects, conditions may exist that would presume that a development project has a less than significant impact. These may be size, location, proximity to transit, or trip-making potential. For transportation projects, the primary attribute to consider with transportation projects is the potential to increase vehicle travel, sometimes referred to as “induced travel.”

Staff conducted research using the Fresno Council of Governments (COG) Vehicle Miles Traveled (VMT) Screening Tool to determine the VMT for the proposed project. The adopted threshold of significance is 13%, which means that projects that generate VMT in excess of 13% than the existing regional VMT per capita or per employee would have a significant environmental impact; projects that meet the 13% threshold are determined to have a less than significant effect on regional VMT. Using the COG tool, the proposed office project is located within a low-VMT zone and is estimated to generate 18.04 VMT which is lower than the 25.60 VMT (13%) threshold. Therefore, this project is presumed to not have any significant effects on traffic.

Noise

The project is a new medical office development. The project site is located in a developed neighborhood adjacent to existing commercial, and residential uses; therefore, the project would not result in a significant amount of noise compared to other adjacent uses and would be conditioned to comply with any applicable noise standards of the Citywide Development Code.

Air Quality

The project is conditioned to comply with any applicable regulations from the San Joaquin Valley

Air Pollution Control District and the project is subject to review by the agency in regard to air quality during construction and operation. The project as described will not occur at a scale or scope with potential to contribute substantially or cumulatively to existing or projected air quality violations or impacts.

Water Quality

The project is further conditioned to comply with any applicable conditions from Public Works or Utilities Department to ensure the project won't have an effect on water quality.

e) *The site can be adequately served by all required utilities and public services.*

Given the surrounding properties and neighborhoods have been substantially developed and utilities and public services already exist in the area, the site can be adequately served by all required utilities, including sewer, water, and solid waste, as well as public services.

None of the exceptions to Categorical Exemptions set forth in the CEQA Guidelines, Section 15300.2 apply to the project. Furthermore, the proposed project is not expected to have a significant or cumulative effect on the environment. The project is not located on a hazardous waste site, a historical resource, or adjacent to a scenic highway. A categorical exemption, as noted above, has been prepared for the project and the area is not environmentally sensitive.

Lead Agency Contact Person: Steven Lieng, Planner
City of Fresno Planning and Development Department

Full telephone no.: (559) 621-8007

If filed/signed by applicant:

Attach certified document of exemption finding (check if attached)

Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: Phillip Siegrist **Date:** November 3, 2022

Printed Name and Title: Phillip Siegrist, Supervising Planner
City of Fresno Planning and Development Department

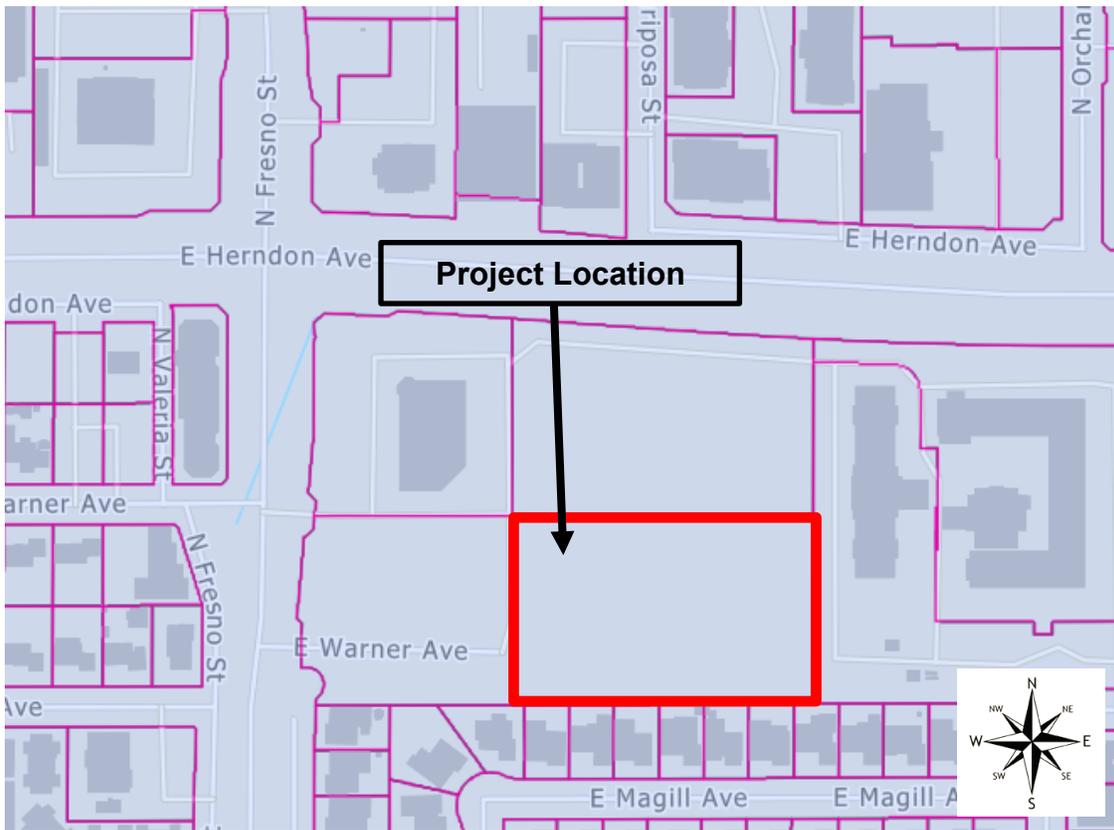
Signed by Lead Agency

Signed by applicant

Attachments: Vicinity Map

VICINITY MAP/SITE LOCATION

6750 North Fresno Street



LEGEND

Subject Property 

Planning and Development Department
2600 Fresno Street, Room 3043 · Fresno, CA 93721 · Phone (559) 621-8277

**CITY OF FRESNO
CATEGORICAL EXEMPTION
ENVIRONMENTAL ASSESSMENT FOR
DEVELOPMENT PERMIT APPLICATION NO. P22-01298
and Tentative Parcel Map No. 2021-06**

THE PROJECT DESCRIBED HEREIN IS DETERMINED TO BE CATEGORICALLY EXEMPT FROM THE PREPARATION OF ENVIRONMENTAL DOCUMENTS PURSUANT TO ARTICLE 19 OF THE STATE CEQA GUIDELINES.

APPLICANT: Robin Kashani of Tristar Realty Group, LLC
(818) 748-4800
Robin@tristargroup.com

PROJECT LOCATION: 6750 North Fresno Street; Located on the south side of Herndon Avenue between North Fresno Street and North First Street in Fresno, California. (APN: 408-070-48)

PROJECT DESCRIPTION: Development Permit Application No. P22-01298 was filed by Robin Kashani of Tristar Realty Group, LLC and pertains to 3.30 acres located at 6750 North Fresno Street. The applicant proposes to construct a new ±50,000 square foot two floor, multi-tenant medical office building and parking lot with 77 standard parking stalls, 131 compact parking stalls and 14 electric vehicle charging station stalls on a vacant lot. In addition, the project consists of on and off-site improvements to be provided including landscaping and trees, one trash enclosure, two drive approaches, and curbs, gutters, and sidewalks. The development is proposed on Parcel A of Parcel Map No. 2021-06. The parcel is zoned O/EA/cz (*Office/Expressway Area/conditions of zoning*) zone district.

This project is exempt under Section 15332/Class 32 of the California Environmental Quality Act (CEQA) Guidelines as follows:

Under Section 15332/Class 32, the proposed project is exempt from CEQA requirements when the project is characterized as in-fill development meeting the following conditions:

a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

By current standards, the subject site is identified as “in-fill” within an urban setting. This project is located on a site within the City limits and is consistent with the Fresno General Plan designation, policies, and zoning. The existing O/EA/cz (*Office/Expressway Area/conditions of zoning*) zone districts are consistent with the Employment – Office planned land use designations approved for this site by the Fresno General Plan, Hoover Community Plan, and the Fresno Yosemite International Airport Land Use Compatibility Plan.

b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

The subject property is located on a site of approximately ±3.30 acres, which is less than the five-acre maximum, and is surrounded by other urban uses.

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The project is a new medical office development. The project site is located in a developed neighborhood adjacent to existing commercial, and residential uses; therefore, the project would not result in a significant amount of noise compared to other adjacent uses and would be conditioned to comply with any applicable noise standards of the Citywide Development Code.

Air Quality

The project is conditioned to comply with any applicable regulations from the San Joaquin Valley Air Pollution Control District and the project is subject to review by the agency in regard to air quality during construction and operation. The project as described will not occur at a scale or scope with potential to contribute substantially or cumulatively to existing or projected air quality violations or impacts.

Water Quality

The project is further conditioned to comply with any applicable conditions from Public Works or Utilities Department to ensure the project won't have an effect on water quality.

e) The site can be adequately served by all required utilities and public services.

Given the surrounding properties and neighborhoods have been substantially developed and utilities and public services already exist in the area, the site can be adequately served by all required utilities, including sewer, water, and solid waste, as well as public services.

None of the exceptions to Categorical Exemptions set forth in the CEQA Guidelines, Section 15300.2 apply to the project. Furthermore, the proposed project is not expected to have a significant or cumulative effect on the environment. The project is not located on a hazardous waste site, a historical resource, or adjacent to a scenic highway. A categorical exemption, as noted above, has been prepared for the project and the area is not environmentally sensitive.

Date: November 2, 2022
Prepared By: Steven Lieng, Planner
Submitted by: Phillip Siegrist
Phillip Siegrist
Supervising Planner
City of Fresno
Planning & Development Department
(559) 621-8277